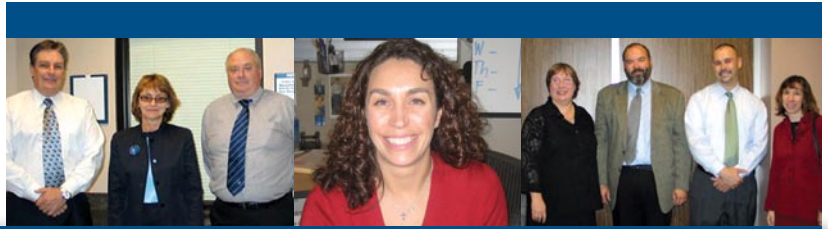


# Mid-Atlantic Focus

A Newsletter for Customers of the GSA Public Buildings Service

Winter 2007



## In This Issue

- 2 Desk of the ARA**  
Mid-Atlantic PBS continues to improve service delivery
- 3 GSA Housing Solution for the Air Force in Virginia**  
Allows the Air Force to proceed with space optimization plan
- 3 A Smart Solution for GSA Asset Management in Baltimore**  
Middle River Station excess project
- 4 Mid-Atlantic Child Care Centers Fully Accredited**  
Part of quality work environment
- 5 New U.S. Citizenship and Immigration Services Office Opens in New Jersey**  
Serves as national prototype
- 6 Getting to Know Us: PBS East Philadelphia Field Office**  
Providing real property management services
- 7 RAM Update**  
Welcoming two new Regional Account Managers to the team

## Federal Community Celebrates Renovation of Historic U.S. Courthouse in Pittsburgh, Pennsylvania

On November 2, 2006, GSA Administrator Lurita Doan and PBS Commissioner David Winstead joined Mid-Atlantic Regional Administrator Barbara Shelton in a ribbon cutting to celebrate the renovation of the historic U.S. Courthouse in Pittsburgh, PA. Over 150 guests gathered in the Courthouse to hear GSA's remarks and those of Chief Judge Donetta Ambrose and District Judge Gary Lancaster, keynote speaker.

Through the project, begun in 2002, six new courtrooms were added and five historic courtrooms were renovated while the courthouse continued serving the community. Other renovations to the 13-story building included: 10 new Judges' chambers, security enhancements, upgrades to existing office areas with new finishes and partitions, new building systems, expansion and renovation of the historic main entrance lobby, and two separate Art in Architecture installations. Chief Judge Donetta Ambrose describes the renovation project as having "far exceeded our expectations. The entire court family is thrilled to be working in a new environment that not only makes our workplace more efficient, but also brings respect and dignity to the public administration of justice."

*continued on page 2*

*Newly renovated historic  
U.S. Courthouse in  
Pittsburgh, PA*



# From the Desk of the ARA




As the largest public real estate organization in the country and provider of workplace solutions to more than 100 federal departments and agencies, it is

our mission and responsibility to provide superior workplaces at good economies for American taxpayers. We are excited to see that our thoughtful asset management strategies, combined with calculated risk-taking and innovation, continue to reap positive results.

We are honored the GSA Public Buildings Service was included on *Buildings* magazine's *Who's Who in the Buildings Market 2006*, an "A-List" of 25 facilities-related businesses and departments who, according to *Buildings* magazine, embody "innovation and forward thinking while addressing critical issues in the marketplace with a single-minded, can-do spirit." The listing specifically mentioned the GSA Public Buildings Service's ability to maintain operating costs at 12 percent below market costs by developing sound strategies for maximizing the value of our owned and leased assets.

These strategies contributed to our being recognized as the first agency to achieve green status in Federal Real Property Asset Management on the Presidential Management Agenda scorecard. In this edition of *Focus*, you'll read one example of such asset management initiatives in action—our disposal, and sale via on-line auction, of the underutilized Middle River Station in Baltimore, Maryland.

We continue to adapt our organization to better enable us to professionally manage your workplace needs from inception to completion. This fall, we added more than 20 new and seasoned associates to our Mid-Atlantic PBS team in the areas of real estate, procurement, engineering, interior design, and communications. We hand-selected these folks based on their passion, enthusiasm, and the same can-do spirit recognized by the editors of *Buildings* magazine.


I'm confident the new members of our PBS team will enhance and ensure our continued ability to rapidly accommodate your changing workplace needs. 

Rob Hewell  
Assistant Regional Administrator  
Public Buildings Service  
Mid-Atlantic Region

*continued from front cover*

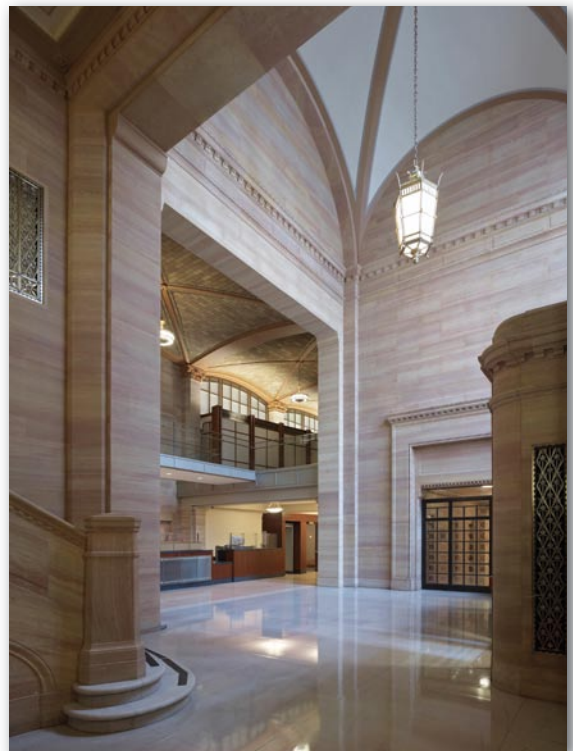
## Renovation of Historic U.S. Courthouse in Pittsburgh

This project provides a world-class workspace to the U.S. District Court for the Western District of Pennsylvania, the U.S. Marshals Service, the Office of the U.S. Attorney, the Social Security Administration, the U.S. Postal Service, the Appellate Court, U.S. Probation and Pretrial Services, and GSA. GSA Administrator Doan described the Courthouse as "a world-class facility that will serve Pittsburgh and the surrounding communities today and well into the future."

Originally built in 1934, the Courthouse is also listed on the National Register of Historic Places and is a part of the Pittsburgh Central Downtown Historic District. Commissioner Winstead commented, "This [project] aligns with our urban development and good neighbor program, through which GSA tries to improve public spaces, create positive first impressions, and encourage stakeholders to improve neighborhoods where these facilities are located." 

"The entire court family is thrilled to be working in a new environment that... brings respect and dignity to the public administration of justice."

—Chief Judge Donetta Ambrose



*The newly renovated South Lobby maintains its historic architectural elements and grandeur while greeting visitors and tenants alike to this now modern facility*

# GSA Housing Solution Enables Air Force to Proceed with Space Optimization Plan

In 2004, the U.S. Air Force (USAF) came to the Mid-Atlantic Region with a request to relocate 640 personnel in the Newport News/Hampton, Virginia area to clear the way for ongoing renovations at Langley Air Force Base in Virginia. The renovations are part of USAF's Space Optimization Plan, which includes organizational streamlining, personnel realignments, and space renovations.

Members of the displaced USAF unit provide the Air Force with command, control, intelligence and reconnaissance, and surveillance, and therefore needed their offices to be co-located in space within close proximity to Langley Air Force Base. They needed space that would support their mission until renovations at the Langley Base were completed (estimated to be 2016), at which time they would move back onto the Base. There was no such space available in either the GSA or Department of Defense inventory. Additionally, the "temporary" space needed to meet new Anti-Terrorism/Force Protection security criteria including progressive collapse structural design elements, blast resistant framing and glazing, limited access, secure communications, etc., adding to the challenge.

GSA took the lead in conducting a market survey and issuing a solicitation to find the needed 66,000 square feet of space. As a result, GSA successfully awarded a lease in November 2005 for the construction of a new four-story brick building in a campus-

like office park within close proximity to the Langley Base. Design work began on the facility in December 2005.


When in March 2006 the Air Force identified a need to house 100 additional staff (another 23,000 square feet), GSA quickly reacted. This expansion space was required for a different USAF division that needed to be physically co-located with the rest of the USAF

staff to most effectively support and augment their mission. These two divisions share technical information and have impromptu face-to-face meetings. GSA was able to work additional space and work out a phased design and construction schedule to coordinate both the base contract and the expansion space.

Construction began in July 2006.

Phase 1 was completed and occupied in November 2006, and Phase 2 was completed and

occupied in December 2006. USAF now occupies the entire building, which features new furniture and equipment in a mostly open office plan, a fitness center, and on-site parking.

Our knowledge of the real estate market enabled GSA to respond to the Air Force's initial requirement, and our experience allowed us to quickly adapt when the Air Force expanded their requirement in the midst of the design phase. The result is a timely, efficient solution, which supports the USAF mission and allows the agency to proceed with their long-term Space Optimization Plan. 



*Newly constructed U.S. Air Force Facility in Hampton, VA*

## A Smart Solution for GSA Asset Management in Baltimore

While the composition of GSA's federal building portfolio is driven by the workplace needs of the federal government, its performance is the result of our strategic approach to asset management. GSA's asset management strategy balances customer demand with market dynamics and the condition and performance of our assets. GSA continuously adjusts our portfolio based on changes in the real estate market, federal agencies' size, space needs, budgets, relocations, consolidations, and changing agency missions.

For the past 20 years, the Middle River Station, a former World War II Glenn L. Martin Aircraft Manufacturing Plant, has provided storage for numerous federal agencies. The property encompasses 1.9 million square feet of warehouse space and is located on 50 acres. Situated in East Baltimore County, the warehouse is

strategically located near several main transportation arteries, is listed on the Maryland Historic Trust's Register, and is eligible for listing on the National Register of Historic Places.

Even though the Middle River Station sits on a prime location and provides enormous capacity, there has been significant vacancy at the facility in recent years due to the changing needs of our federal clients. After careful consideration, GSA made the decision to sell the facility on May 8, 2006.

GSA Mid-Atlantic Region partnered with GSA Southeast Sunbelt Region in Atlanta, who took the lead on the disposal effort. On June 28, GSA Commissioner for Public Buildings Service, David L. Winstead, kicked off an on-line auction with representatives from the PBS Office of Property Disposal, the

*continued on page 4*



# Accredited GSA Child Care Centers Part of Quality Work Environment


**G**SA is committed to providing quality child care as an essential component of a quality work environment. In October 2006, the child care center at the William J. Green, Jr. Federal Building in Philadelphia received accreditation by the National Academy for the Education of Young Children (NAEYC). This achievement marks the culmination of efforts to ensure that each of GSA Mid-Atlantic Region's nine child care centers are accredited by NAEYC.

The GSA Child Care Program strives to ensure working families located in GSA managed space have access to quality care for their children. The NAEYC designation ensures excellent quality in delivering developmentally appropriate child care services, and serves as a benchmark for parents in gauging the quality of a child care program. GSA has made NAEYC accreditation a mandatory goal for all GSA centers.



*NAEYC accredited child care center at the William J. Green, Jr. Federal Building in Philadelphia*

More than 700 children, ranging from age six weeks to 60 months, are enrolled in GSA child care centers in the Mid-Atlantic Region. Sixty-eight percent of these children are from federal working families. GSA works in partnership with other federal agencies, boards of directors, and providers to establish and maintain these high quality centers.

For more information on the GSA Child Care Program, please visit [www.gsa.gov/childcare](http://www.gsa.gov/childcare) or contact GSA Regional Child Care Coordinator **Robyn Major** at [robyn.major@gsa.gov](mailto:robyn.major@gsa.gov) or (215) 446-2893. 

## The following is a listing of NAEYC accredited GSA child care centers in the Mid-Atlantic Region:

Center	City/State	Telephone
Academy for Early Learning	Philadelphia, PA	(215) 381-3061
Green Child Care	Philadelphia, PA	(215) 861-3606
Sound Start Child Care	Philadelphia, PA	(215) 516-2144
East Mountain Child Care	Wilkes-Barre, PA	(570) 831-1540
Fallon Child Care	Baltimore, MD	(410) 962-2072
Mulberry Child Care	Baltimore, MD	(410) 786-2938
SSA Woodlawn	Baltimore, MD	(410) 965-8881
SSA Metro West	Baltimore, MD	(410) 966-0401
Little Eagle Center	Kearneysville, WV	(304) 264-7132

*continued from page 3*

## A Smart Solution



*The Middle River Station, located 13 miles north of Baltimore, Maryland, sold through an on-line auction for \$37.5 million*

Maryland Historical Trust, Baltimore county officials, and Maryland's Departments of Transportation and the Environment. They provided tours and answered questions for approximately two-dozen developers interested in the property.


"We found the on-line auction generates the greatest amount of interest and highest rate of return," said Winstead. "GSA views the Middle River Station as a valuable asset and is pleased the bidders have confirmed that vision." After nearly three months in auction, GSA awarded the sale of the Middle River Station to the Middle River Station Development, LLC of Baltimore, Maryland, for \$37.5 million. The sale more than tripled the opening bid of \$10 million, and the formal settlement is expected to be completed in January 2007. This is the highest price GSA has ever received for a GSA-owned property on-line since GSA started offering web-based auctions five years ago.

Selling the Middle River Station enables GSA to deposit the proceeds of this sale into the Federal Buildings Fund, and reinvest the facility's operating expenses (an estimated \$1.19 million in Fiscal Year 2006) for other real property capital needs.

"Middle River Station and Baltimore County are ready for a development team that shares the County's and community's vision for a lively mix of business, residential and commercial uses in this historic building," said Baltimore County Executive Jim Smith. "We look forward to working with the winning bidder to make this vision reality."

GSA is responsible for promoting effective use of federal real property assets, as well as the disposal of real property that is no longer mission-critical to federal agencies. GSA—while working together with partner federal agencies, state and local governments, non-profit organizations, business groups, and citizens—leaves a lasting positive impact on communities by making valuable government real estate available for numerous public purposes.

For more information about GSA's auction process or future sales, please visit [www.auctionrp.com](http://www.auctionrp.com) or GSA's real property disposal website at [www.gsa.gov/realpropertydisposal](http://www.gsa.gov/realpropertydisposal).

For more information about GSA's Office of Real Property Asset Management, please visit [www.gsa.gov/pbs](http://www.gsa.gov/pbs) and click on "Office of Real Property Asset Management" on the left. 

# New U.S. Citizenship and Immigration Services Office in New Jersey Serves as National Prototype

On October 25, 2006, the U.S. Citizenship and Immigration Services (CIS) dedicated their new leased facility in Mt. Laurel, New Jersey. National CIS Director, Emilio Gonzalez, officially cut the ribbon on the 17,000 square foot facility. This new office design serves the needs of CIS and its clients so well that the facility is now serving as a prototype for CIS facilities across the country.



*Reception area at the new U.S. Citizenship and Immigration Services facility in Mt. Laurel, NJ*

policies and priorities. This new leased facility houses the CIS operations, and employees and managers are thrilled with the space and how it allows CIS employees at all levels to perform their jobs more efficiently.

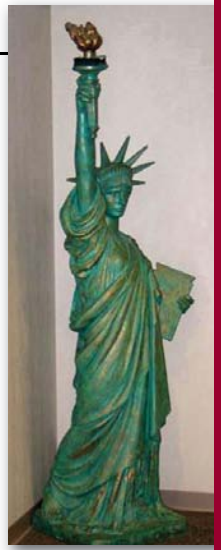
GSA worked closely with Paul Ferland, CIS project manager for the new facility, to design the space using new USCIS space allocation guidelines. The new facility features a spacious reception area, which makes waiting time more pleasant for applicants. A ceremonial naturalization room was also built into the facility. Typically, citizenship candidates are required to travel to other locations, such as courthouses, to participate in a naturalization ceremony. This on-site Ceremonial Room provides a fitting location for successful applicants to participate in a ceremony and receive their citizenship. If an applicant

meets all the requirements and is naturalized, he/she can participate in a ceremony and receive citizenship right there in the same facility. These features have been so well received that they will be incorporated into all new CIS offices nationwide.

CIS is quite proud of the quality workplace delivered by the GSA-CIS team. Alan Nye, Chief of Facilities for CIS in Burlington, Vermont, attended the dedication and said the "quality space will enhance the working capabilities of our employees which will foster more efficiencies in performing our mission."

This new facility serves many counties of New Jersey and is already considered a welcome addition not only to Mt. Laurel, but also to the entire state of New Jersey. ♦

*New on-site Ceremonial Room includes a small-scale Statue of Liberty, a popular photo spot for those participating in naturalization ceremonies*



## GSA joined CIS to celebrate the opening of their new leased facility.



*Pictured left to right: Jerry Riordan, Director of CIS Field Support, Burlington, VT; Peggy Murr, GSA Regional Account Manager for CIS; Alan Nye, CIS Director of Facilities, Burlington, VT; Paul Ferland, CIS Project Manager, Burlington, VT*



*Pictured left to right: Lisa Neimeister, GSA Property Manager; Vija Brewer-Long, GSA Space Planner; Paul Ferland, CIS Project Manager; Bill Faustman, GSA Project Engineer; and Carrie Vineberg, GSA Contracting Officer*

# Getting to Know Us: **PBS East Philadelphia Field Office**


**T**he Public Buildings Service East Philadelphia Field Office is located in the heart of Center City Philadelphia. As a part of the PBS Philatlantic Service Center, the office manages over four million square feet of space.

Field Office Manager Thomas McGarry and a staff of 22 federal associates are responsible for a full range of property management services for four federally-owned buildings and 14 leased locations throughout the city of Philadelphia (excluding locations in West Philadelphia, which are managed by our Delaware Valley Field Office.)

The office is but one of the Mid-Atlantic Region's six field offices. Each provides a variety of workplace solutions for our federal

customers, such as facilities maintenance, operations and custodial services, as well as other tenant services including lease administration, repair and alterations, move coordination, overtime utilities and services, conference room scheduling, and much more.

If you are interested in discussing the services provided by the East Philadelphia Field Office, please contact the Property Manager for your facility or **Thomas McGarry** at [thomas.mcgarry@gsa.gov](mailto:thomas.mcgarry@gsa.gov) or **(215) 861-3400**.

Please visit [www.gsa.gov/r3fieldoffices](http://www.gsa.gov/r3fieldoffices) for a complete listing of all PBS Mid-Atlantic field office locations. 

## GSA EAST PHILADELPHIA FIELD OFFICE

Area Served	Office Location	Property Manager
Center City Philadelphia	<b>GSA East Philadelphia Office</b>	<b>Thomas McGarry</b> , Field Office Manager <b>Leann Jost</b> , Operations Manager (215) 861-3400
	<b>William J. Green, Jr. Federal Building</b> 600 Arch Street, Room 4200 Philadelphia, PA 19106	<b>Marianne Connors</b> , Property Manager (215) 861-3631
	<b>James A. Byrne Federal Courthouse</b> 601 Market Street Philadelphia, PA 19106	<b>Joseph Scharnagl</b> , Property Manager (215) 861-3634
East Philadelphia	<b>Robert N.C. Nix, Sr. Federal Building and Post Office</b> 900 Market Street, Room 228 Philadelphia, PA 19107	<b>Melba Butler</b> , Operations Manager (215) 446-4758  <b>Melissa Condran</b> , Property Manager (215) 446-4681
Philadelphia	<b>U.S. Custom House</b> 200 Chestnut Street, Room 222 Philadelphia, PA 19106	<b>Elizabeth Keegans</b> , Property Manager (215) 446-4774
Leased Locations	<b>Strawbridge Building and Wanamaker Building Leases</b>	<b>Robert Opalkowski</b> , Business Manager (215) 861-3637
	<b>All Other East Philadelphia Leases</b>	<b>John Kleaver</b> , Property Manager (215) 446-4759



*Staff of the GSA East Philadelphia Field Office*




# RAM Update

The Mid-Atlantic Region's Account Managers (RAMs) serve as customer agency advocates by supporting interactions and facilitating successful outcomes with PBS. They also help keep GSA's employees up to date on customer missions, organizational changes and business initiatives that impact workplace needs.

By working closely with our federal agency partners, the account management team will help GSA deliver smarter workplace solutions.

We would like to take this opportunity to share some recent changes in the program. Pat Zucca is now lead Regional Account Manager, providing guidance to a newly expanded team. Joining Pat and Peggy Murr are Shannon Keeley and Greg Wright.

Shannon has over 14 years with GSA and is an experienced team leader and space planner. Greg has been with GSA since the '90s, also serving as a team leader and contract specialist. A complete listing of new account management pairings can be found in the table below.

By working closely with our federal agency partners, the account management team will help GSA deliver smarter workplace solutions. 

## CONTACT YOUR REGIONAL ACCOUNT MANAGER

Pat Zucca, Lead <a href="mailto:pat.zucca@gsa.gov">pat.zucca@gsa.gov</a> (215) 446-2889	Shannon Keeley <a href="mailto:shannon.keeley@gsa.gov">shannon.keeley@gsa.gov</a> (215) 446-4574	Peggy Murr <a href="mailto:peggy.murr@gsa.gov">peggy.murr@gsa.gov</a> (215) 446-2888	Greg Wright <a href="mailto:greg.wright@gsa.gov">greg.wright@gsa.gov</a> (215) 446-2897
Small Business Administration Social Security Administration	Congress Department of Agriculture Department of Commerce Department of Defense Department of Health & Human Services Department of the Interior Department of Labor Department of Treasury	Department of Homeland Security Department of Justice Department of Transportation	Department of Education Department of Energy Department of Veterans' Affairs Environmental Protection Agency Housing & Urban Development Judiciary U.S. Postal Service All Others

*Please Note: Former RAM John Singleton has accepted a promotion, and will now be working in a new position with PBS Mid-Atlantic Region's Allegheny Service Center.*



Shannon Keeley, new RAM

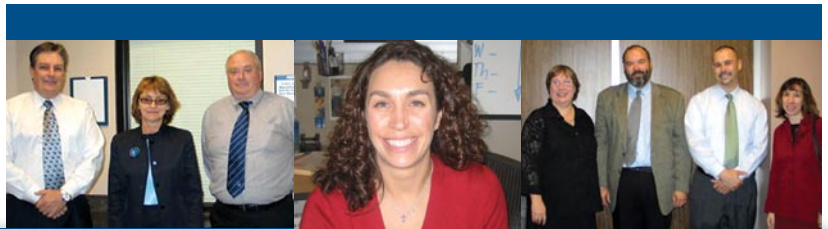


Greg Wright, new RAM

# Mid-Atlantic Focus

A Newsletter for Customers of the GSA Public Buildings Service

Winter 2007



**Focus** is published quarterly by:  
PBS Office of Customer Service (3PB)  
**(215) 446-2840**

[r3.custserv@gsa.gov](mailto:r3.custserv@gsa.gov)

We welcome your ideas and feedback.

To subscribe, please visit  
[www.gsa.gov/focussubscribe](http://www.gsa.gov/focussubscribe)

To unsubscribe, please e-mail us at  
[r3.custserv@gsa.gov](mailto:r3.custserv@gsa.gov) with  
"Unsubscribe" in the Subject line.

**Barbara L. Shelton**  
Regional Administrator  
GSA Mid-Atlantic Region

**Linda C. Chero**  
Deputy Regional Administrator  
GSA Mid-Atlantic Region

## Issue Highlights

- 1 Pittsburgh, PA, Courthouse Renovation** Celebrated with a ribbon cutting ceremony
- 2 Desk of the ARA** Mid-Atlantic PBS continues to improve service delivery
- 3 GSA Housing Solution for the Air Force in Virginia** Allows the Air Force to proceed with space optimization plan
- 4 Mid-Atlantic Child Care Centers Fully Accredited** Part of quality work environment
- 5 New U.S. Citizenship and Immigration Services Office Opens in New Jersey** Serves as national prototype
- 6 Getting to Know Us: PBS East Philadelphia Field Office** Providing real property management services

Focus on the Web at: [www.gsa.gov/midatlanticfocus](http://www.gsa.gov/midatlanticfocus)

**Focus**  
Mid-Atlantic

**EXPO**  
ORLANDO  
FLORIDA  
MAY 15-17, 2007  
Orange County Convention Center  
Register Today at:  
[Expo.gsa.gov](http://Expo.gsa.gov)  
888-272-5565

FIRST-CLASS MAIL  
POSTAGE & FEES PAID  
GSA  
PERMIT NO. G-30

U.S. General Services Administration  
The Strawbridge Building  
20 N. 8th Street  
Philadelphia, PA 19107-3191

